

In this section you will find the following:

Parking Spaces Required . . . . .	Pages 5-a.1 - a.4
Limitations and Exceptions to Parking Required . . . . .	Page 5-b
Parking Lot Aisle Widths & Space Sizes . . . . .	Page 5-c
Parking Lot Surface Treat- ments . . . . .	Page 5-d
Handicap Parking Require- ments . . . . .	Page 5-e
Parking Lot Design Con- siderations . . . . .	Page 5-f



Photo above shows how tree islands are used to break up large expanses of parking at the Walmart store at Iron Bridge Shopping Center.

Sec. 19-513. Parking spaces required.

Except as provided for in section 19-608(a), the minimum number of parking spaces to be provided for each use shall be as follows:

<u>Use</u>	<u>Number of Spaces</u>
(a) Residential and Lodging:	
(1) Dwellings, to include single-family, two-family, dwelling unit multifamily, townhouses and manufactured or mobile homes	2 for each dwelling unit
2) Motels, hotels, boardinghouses	1 per bedroom
With lounges/restaurant	Add 1 per 150 square feet for such area
With meeting facilities	Add 1 per 3 seats for such area
(3) Rest homes and nursing homes	1 per 4 beds
(b) Educational Schools:	
(1) Colleges, universities, senior high schools (grades 10--12) employee,	1 for each employee plus 1 for each 6 students (maximum at 1 time)
(2) Elementary and junior high schools (grades 1--9)	5 plus 1 for each employee
(3) Nursery schools and child care centers	1 for each 20 children enrolled up to a maximum of 6 spaces, plus 1 for each employee
(c) Places of Assembly:	
(1) Churches and funeral parlors	1 for each 4 seats
(2) Clubs, lodges and assembly halls without fixed seats	1 for each 100 square feet of floor area used for assembly
(3) Stadium and arenas	1 for each 4 seats

**COUNTY-WIDE STANDARDS:****PARKING LOT DESIGN  
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<b><u>Use</u></b>	<b><u>Number of Spaces</u></b>
(4) Theaters, auditoriums and other places of public assembly with fixed seats	1 for each 3 seats
(d) Hospitals	1.5 for each bed
(e) Recreational:	
(1) Driving ranges driving tee	1.2 for each driving tee
(2) Golf courses	60 per 9 holes
(3) Miniature Golf courses	3 for each hole for the first 18 holes, plus 2 for each hole for the second 18 holes, plus 1 for each hole thereafter.
(4) Swimming Pools	1 for each 90 square foot of combined swimming and wading areas.
(5) Tennis, racquetball, squash and handball courts	4 for each court
(6) Volleyball courts	12 for each court
(7) Other indoor commercial recreational facilities	1 for each 200 square feet of gross floor area
(f) Vehicle Sales and Service:	
(1) Self-service gasoline stations	1 for each 200 square feet of gross floor area for attendant's booth store, etc.
(2) Motor vehicle service stations	3 plus 3 for each service bay
(3) Vehicle sales, service and rental establishments (to include bicycles)	1 per 400 square feet of enclosed sales, rental, office and parts floor area, plus 1 for each 2,500 square feet of open sales/rental display lot area, plus 3 for each service bay
(g) Office and Business:	
(1) Building supply or home centers	1 for each 400 square feet of gross floor area located within a building plus 1 per 2,000 square feet of outside storage
(2) Furniture and appliance store	1 per 750 square feet of gross floor area

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<b><u>Use</u></b>	<b><u>Number of Spaces</u></b>
(3) Kennel, commercial	1 for each 500 square feet of gross floor area, 5 spaces minimum
(4) Offices:	
a. Buildings have a gross floor of 10,000 gross floor area, less square feet	1 for each 200 square feet of area or 5 spaces minimum
b. Buildings having a gross floor area for the first 10,000 square feet, but less than 50,000 square feet	1 for each 200 square feet of gross floor area for the first 10,000 square feet of gross floor area plus 1 for each 250 square feet in excess of 10,000 square feet
c. Buildings having a gross floor area in excess of 50,000 square feet, but less than 75,000 square feet	1 for each 200 square feet of gross floor area for the first 10,000 feet of gross floor area plus 1 for each 250 square feet for the next 40,000 square feet, plus 1 for each additional 300 square feet in excess of 50,000 square feet
d. Buildings having a gross floor area of 75,000 square feet or greater	1 for each 200 square feet of gross floor area for the first 10,000 square feet of gross floor area, plus 1 for each 250 square feet for the next 40,000 square feet plus 1 for each additional 300 square feet for the next 25,000 square feet plus one for each additional 400 square feet in excess of 75,000 square feet
(5) Restaurants	1.5 per 100 square feet of gross floor area
(6) Drive-in and/or fast-food restaurants	2 per 100 square feet of gross floor area, 15 spaces minimum
(7) Retail stores, personal service and repair shops, banks, etc.	1 per 200 square feet of gross floor area
(8) Shopping centers or similar retail groups of buildings	4.4 per 1,000 square feet of gross floor area

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<b><u>Use</u></b>	<b><u>Number of Spaces</u></b>
(1) Mini-warehouses	1 per employee, 5 spaces minimum
(2) Office warehouses, when the office space is less than 50 percent of the gross floor area of the building and retail uses are permitted as an accessory use or if office space is more than 50 percent and retail uses are not permitted	1 per 400 square feet of gross floor area
(3) Office warehouses, when the office space is more than 50 percent of the gross floor area of the building and retail use is permitted as an accessory use	1 per 300 square feet of gross floor area
(4) Office warehouses, when the office space is less than 50 percent of the gross floor area and there is no retail space	1 per 750 square feet of gross floor area
(5) Manufacturing and industrial plants, including related offices, laboratories, warehouses and storage	1 per employee up to 300, plus 1 per 2 employees in excess of 300; spaces to be computed based on maximum number of employees on site at any one time
(6) Laboratories, research and development facilities, other than those related to manufacturing	1 per 300 square feet of gross floor area.
(7) Warehousing, wholesaling houses and distributors	1 per employee, plus 1 per 1,000 square feet of gross floor area, plus 1 per company vehicle (spaces to be computed on maximum number of employees on-site at any one time)
(i) Other:	
(1) Ambulance service or rescue squad	3 per motor vehicle operated for such use
(2) Greenhouses, nursery centers, lawn and garden centers	1 per 200 square feet of gross floor area located within a building plus 1 per 700 square feet of gross area located in greenhouses or open storage/growing areas
(3) Prepared food and fruit and vegetable vendors	5 for each vendor

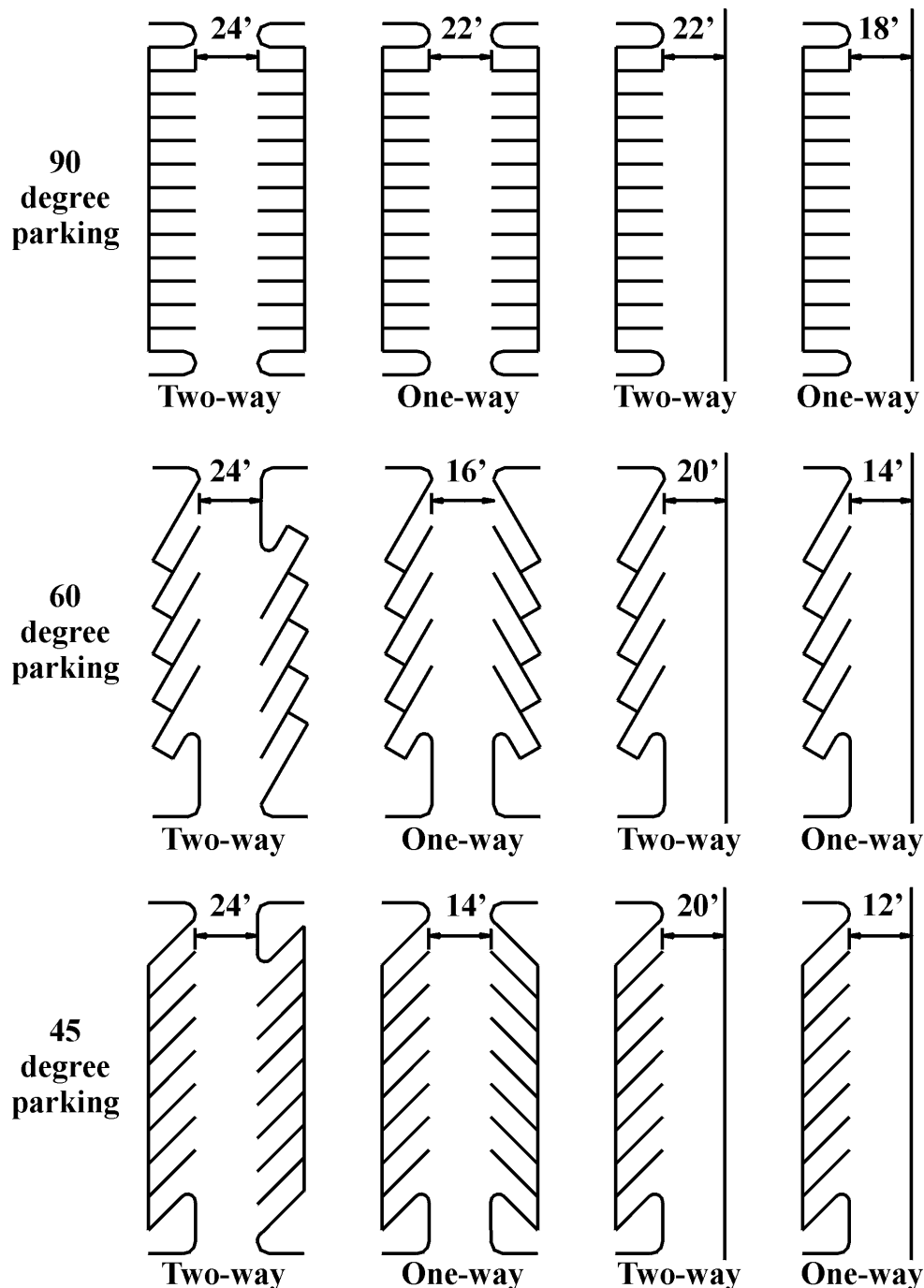
## LIMITATIONS:

- **Sec. 19-509 (b)** states that any required parking for a building or use that is located on an adjacent lot must have zoning that allows the building or use. Furthermore, the owner must obtain a long-term lease for the off-site parking suitable to the Director of Planning, and record it with circuit court clerk.
- **Sec. 19-510 (c)** states that non-residential uses located in A (Agricultural), R and R-TH districts with five (5) or more parking spaces must conform to the parking requirements as though the property were located in an O, C, or I District. This refers strictly to setbacks, paving, curb & gutter, striping, parking lot landscaping & lighting.
- **Sec. 19-512 (b)** requires all uses in a mixed use development to calculate parking based upon the total sum of the required parking spaces for each use, except for shopping centers and as noted under exceptions below.
- **Sec. 19-512 (c)** states that whenever parking calculations end with a fraction, the required parking spaces shall be rounded up to the next whole number.

- **Sec. 19-513 (h)(1-3)**, regarding office warehouse parking calculations, may not meet parking requirements if the use in the office warehouse has a higher parking calculation requirement. For example, a building designed as an office warehouse can have uses such as car sales and service or manufacturing either of which may require more parking.

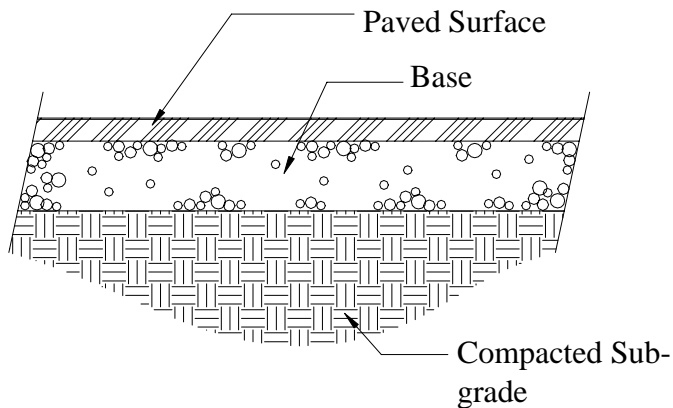
## EXCEPTIONS:

- **Sec. 19-512 (b)** allows for a reduction in the number of constructed parking spaces based upon the shared use of a smaller parking lot by activities having different time demands for the parking spaces. A regular example would be a church and a shopping center sharing parking, or a night school mixed in with daytime offices.
- **Sec. 19-513 (g)(4)**, regarding required spaces for offices, is interpreted that the reduction for parking as the building increases can be for one building or multiple office buildings that are sharing the same parking areas.



- Drives with no parking are 24' (two-way) and 12' (one-way) typical.
- For drives serving thirty (30) or fewer vehicles and where parking is not provided on either side, the width for two-way drives can be reduced to twenty-two (22) feet.
- For drives serving fifteen (15) or fewer vehicles and where parking is not provided on either side, the width for two-way drives can be reduced to twenty (20) feet.
- Driveways serving Mini-Warehouse Facilities. One-way drives shall be a minimum of twenty-two (22) feet in width.

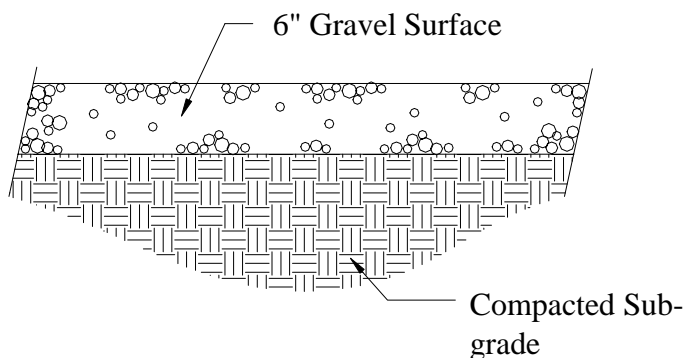
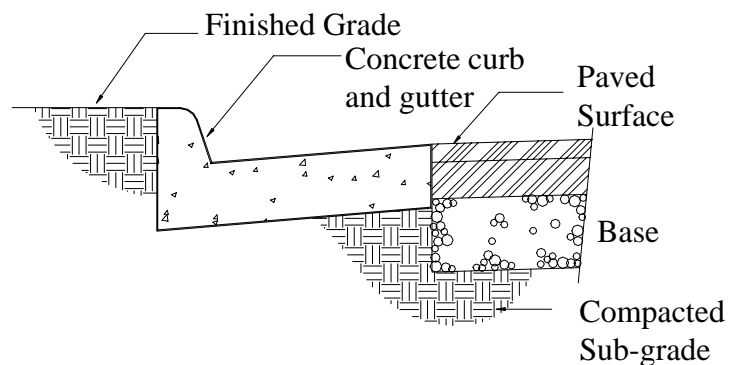
PARKING LOT SURFACE TREATMENTS



•With the exception of single family residential and farm uses, areas where track-mounted equipment is stored or displayed, or property in I-2 and I-3 districts, driveways and parking areas shall be paved with concrete, bituminous concrete, or other similar material. Except in I-2 and I-3 districts, surface-treated parking areas and drives shall be prohibited.

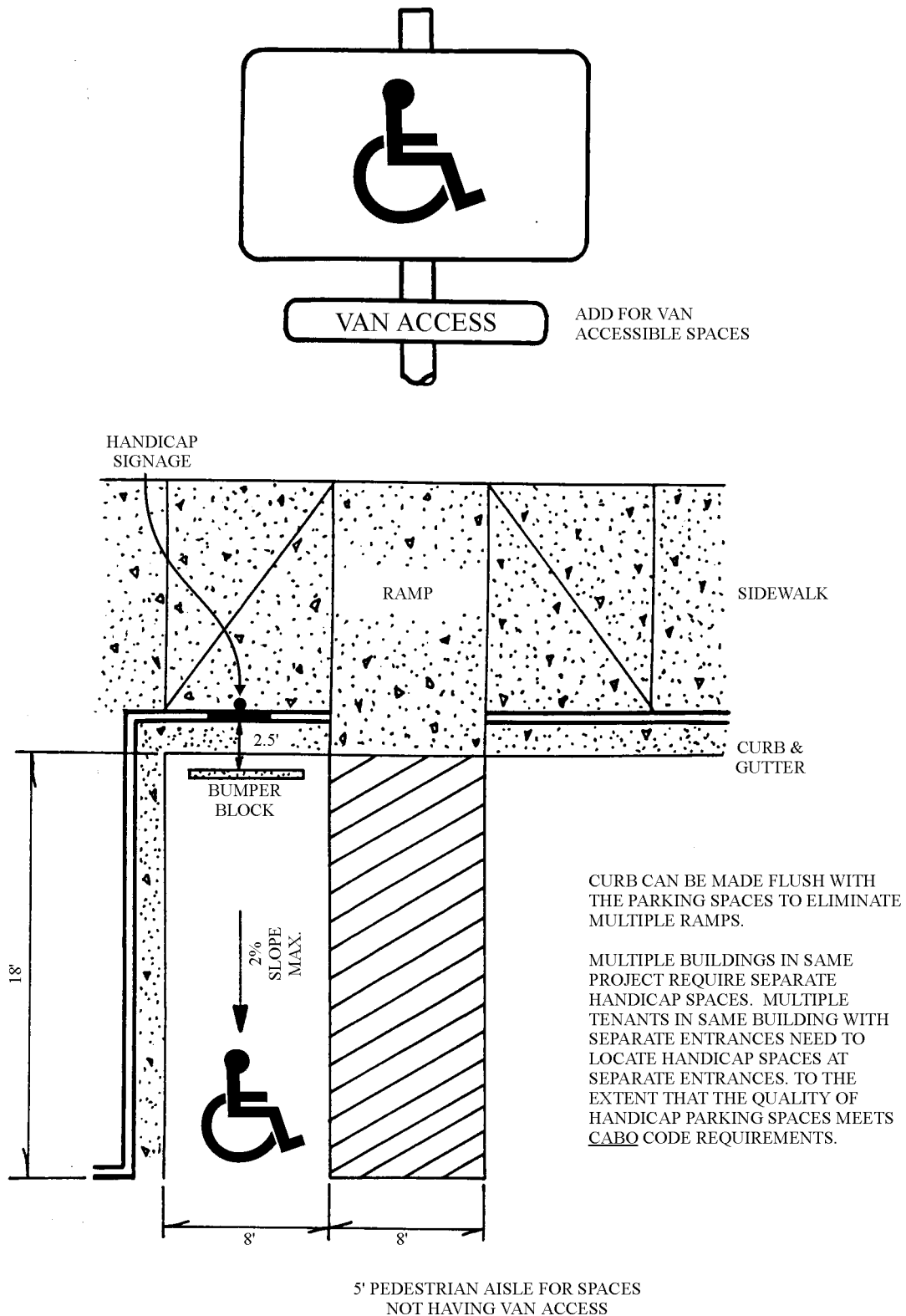
•Except as detailed in the Environmental Engineering Department's Reference Manual, concrete curb and gutter shall be installed around the perimeter of all paved driveways and parking areas. Other curbing material of similar quality, such as brick or cobblestone, may be permitted through site or schematic plan review. Drainage shall be designed so as not to interfere with pedestrian traffic.

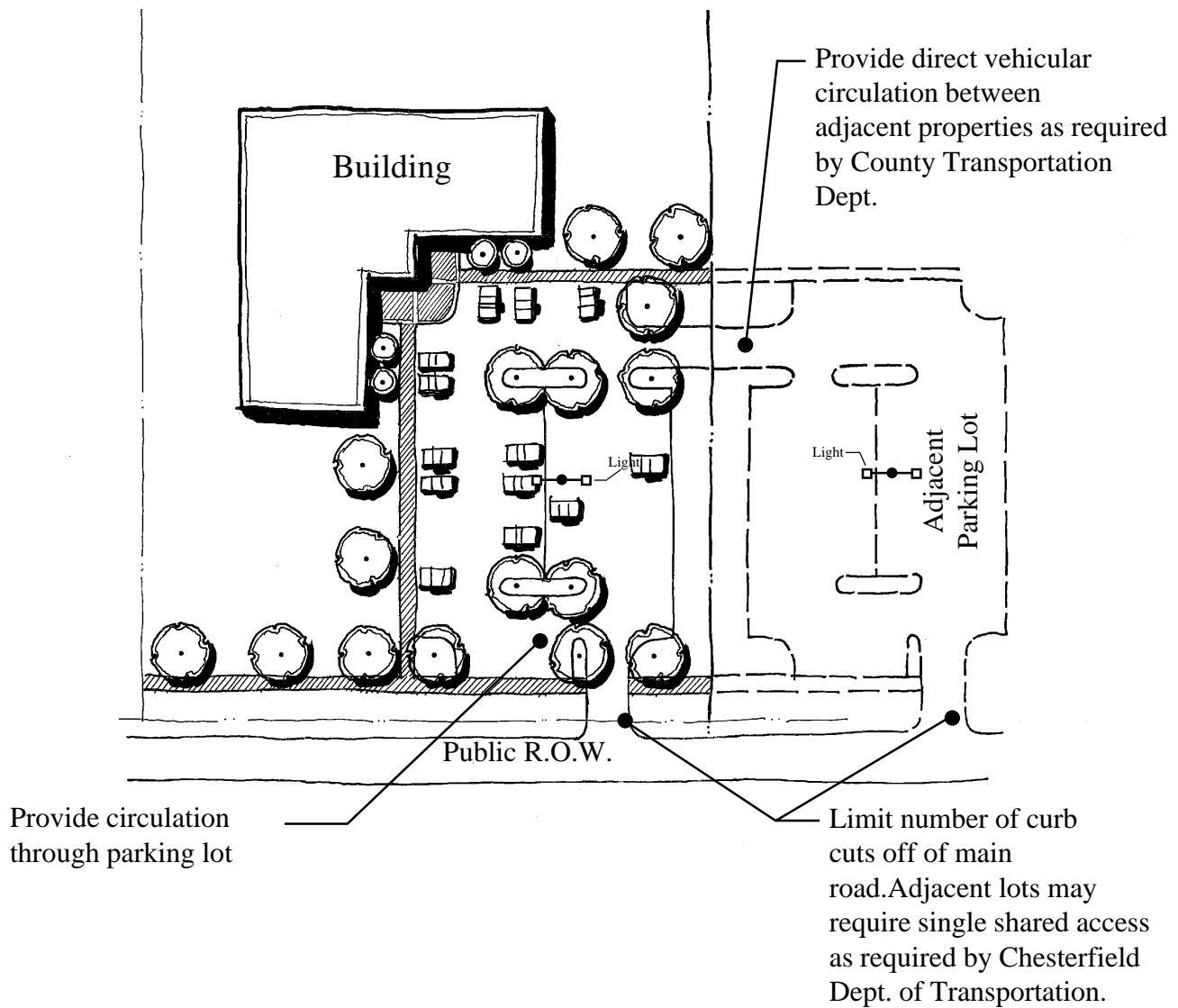
Note: In phased projects, Env. Engineering may approve asphalt curbing along parking edges expected to expand.



•In I-2 and I-3 districts, employee or visitor parking areas shall be surfaced with a minimum of a triple shot of tar and gravel. Other parking areas shall have a minimum surface of six (6) inches of No. 21 or No 21A stone.







- Parking lot layout should provide continuous flow of traffic.
- Design should allow safe movement of pedestrians from parking to buildings.
- Allow for required landscaping of parking without conflicting with site lighting.